

City of Alexandria
Department of Planning and Zoning
301 King Street, Room 2100
Alexandria, VA 22314 (703) 838-4666

**Landmark/Van Dorn Advisory Group
Monday, March 17, 2008**

Meeting Summary

Meeting notes are recorded by City staff to provide a written record of principal items of discussion, key comments, decisions of the Advisory Group and comments from the public. They are not intended to be a verbatim transcription of events at the meeting.

Welcome and Introductions

Kathleen Beeton, Division Chief, Neighborhood Planning, welcomed meeting attendees and recognized Councilman Justin Wilson and Faroll Hamer, Director of the Planning and Zoning Department.

Gregory Hamm of General Growth Properties introduced himself and Gayle Spurr, marketing manager.

Presentation of Cottonwood Mall project

Patrick Peterman presented a PowerPoint presentation on Cottonwood Mall in Salt Lake City. This presentation is located on the City of Alexandria website <http://alexandriava.gov/uploadedFiles/planning/info/landmark-vandorn/LVDGGPCottonwood031708.pdf>

Town Centers Tour Follow-up and Discussion

Matt Bell of EEK, presented a PowerPoint presentation summarizing the Town Centers Tour that was held in February.

This presentation may be found at the link below:

<http://alexandriava.gov/uploadedFiles/planning/info/landmark-vandorn/LVDTownCentersTour031708.pdf>

Market Conditions in the Landmark/Van Dorn Area

Marc McCauley of Robert Charles Lesser & Co. presented a PowerPoint presentation on the current and long-term market conditions in the Landmark/Van Dorn project area.

This presentation is located on the City of Alexandria website <http://alexandriava.gov/uploadedFiles/planning/info/landmark-vandorn/LVDMarketUpdate031708.pdf>

Gateway Holdings Properties

Mike McGuire presented a PowerPoint presentation on conceptual plans for properties. This presentation is located on the City of Alexandria website

<http://alexandriava.gov/uploadedFiles/planning/info/landmark-vandorn/LVDGateway031708.pdf>

Fiscal Issues for the Landmark/Van Dorn Plan

Mark Jinks, Deputy City Manager, presented a presentation on the fiscal pressures and methods of financing public improvements in the Landmark/Van Dorn project area. The outline of this presentation is located on the City of Alexandria website

<http://alexandriava.gov/uploadedFiles/planning/info/landmark-vandorn/LVDFinancingOutline031708.pdf>

Advisory Group Issues and Discussion

The discussion was opened to the Advisory Group for comment and discussion.

Q: Is there an office market/opportunity for corporate headquarters if we had higher buildings [that would permit] better views and higher visibility from the Beltway?

A: Yes.

Comment: The 1992 Plan identified two buildings with 2.5 FAR and no one has come forward to build that here.

Comment: What do we do first? Work with Economic Development and try to attract businesses or build tall buildings and hope businesses come?

A: You are referring to plan implementation. The Plan allows the types of development we want (heights, density, design, streetscape, details, etc) and then the City can use the Plan to negotiate deals with developers and businesses

Comment: People are looking for places to work, rest, and play like Shirlington.

Public Comment

The discussion was opened to the public for comment. All comments during the public comment session are recorded on the Lecture Pad Notes referenced from the same web page as these meeting notes.